

Knightsen Town Advisory Council



Kim Carone, Chair

**Office of Supervisor Diane Burgis
Contact: Lea Castleberry
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513
925-252-4500**

Kim Carone, Chair
Andrew Steudle, Vice Chair
Debbie Allsup, Councilmember
Maria Jehs, Councilmember
Karen Reyna, Councilmember

*The Knightsen Town Advisory Council serves as an advisory body to the
Contra Costa County Board of Supervisors.*

Knightsen TAC AGENDA

**Tuesday, October 20, 2020
7:30p.m.**

To slow the spread of COVID-19, the Contra Costa County Health Officer's Shelter Order prevents public gatherings. In lieu of a public gathering, the Knightsen Town Advisory Council Meeting will be accessible via teleconference to all members of the public as permitted by the Governor's Executive Order N-29-20.

Board meetings can be accessed via Zoom:

<https://cccouny-us.zoom.us/j/2830849836>

or

**Dial In: (888) 278-0254
Conference code: 142291**

To access the full agenda packet, please visit:

<https://www.contracosta.ca.gov/AgendaCenter/ViewFile/Agenda/2984?html=true>

The Knightsen Town Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting. Please contact Lea Castleberry at least 72 hours before the meeting at (925) 252-4500.

Materials distributed for the meeting are available for viewing at the District III Brentwood Office.

1. Call to Order/Roll Call

2. Approval of Agenda

3. Public Comment (3 minutes per speaker) *Time is allotted under Public Comment for those persons who wish to speak for up to three minutes on any item NOT on the agenda. Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agenda item, the hearing can be closed by the Chair and the matter is subject to discussion and action by the TAC. Persons wishing to speak are requested to fill out a speaker card.*

4. Agency Reports

- a. Contra Costa Sheriff's Department
- b. California Highway Patrol
- c. East Contra Costa Fire Protection District
- d. Knightsen Community Services District
- e. Office of Supervisor Diane Burgis

5. Consent Items

All matters listed under Consent Items are considered by the TAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the TAC or a member of the public prior to the time the TAC votes on the motion to adopt.

- a. APPROVE Draft Record of Actions – September 15, 2020

6. Presentations

- a. Update on Covid-19 for Contra Costa County (*Lea Castleberry, Office of Supervisor Diane Burgis*)

7. Items for Action and/or Discussion

- a. Update on Downtown Knightsen Beautification (*Vice Chair, Andrew Steudle*)

8. Committee Reports/Member Reports

- a. Code Enforcement

9. Correspondence (R= Received S=Sent)

- a. R-08/19/20 Letter from Knightsen resident Paul Kunkel
- b. R-09/15/20 Email from Abigail Fateman, East Contra Costa County Habitat Conservancy
- c. R-09/17/20 Letter from Knightsen resident Paul Kunkel
- d. R-09/15/20 Contra Costa County Zoning Administrator Agenda for September 21, 2020
- e. R-09/30/20 County Planning Commission Cancellation Notice for September 30, 2020
- f. R-09/29/20 Contra Costa County Zoning Administrator Agenda for October 5, 2020
- g. R-09/23/20 Notice of Public Hearing for October 5, 2020
- h. R-10/05/20 County Planning Commission Cancellation Notice for October 14, 2020
- i. R-10/13/20 Contra Costa County Zoning Administrator Agenda for October 19, 2020

10. Future Agenda Items

11. Adjourn

Knightsen Town Advisory Council



Kim Carone, Chair

Office of Supervisor Diane Burgis
Contact: Lea Castleberry
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513

Respectfully submitted by:
Deputy Chief of Staff, Lea Castleberry

*The Knightsen Town Advisory Council serves as an advisory body to the
Contra Costa County Board of Supervisors and the County Planning Agency.*

Draft Record of Actions

7:30 p.m.

September 15, 2020

MEMBERS PRESENT: Chair Kim Carone, Vice Chair Andrew Steudle, Councilmember Debbie Allsup, Councilmember Maria Jehs, Councilmember Karen Reyna

MEMBERS ABSENT:

PRESENTATION OF COLORS: Led by Delaney Carone.

APPROVAL OF AGENDA: Motion to correct front page of the agenda under Governor's Executive Order to Knightsen, not Byron and approve made by Vice Chair Steudle. Second made by Councilmember Jehs. Motion carried: 5-0. AYES: Allsup, Carone, Jehs, Reyna and Steudle.

PUBLIC COMMENT:

Paul Kunkel – requesting his August 19, 2020 letter be included in Correspondence on October agenda.

Carolyn – Parties/music/gatherings in Knightsen during Covid-19.

Trish Bello-Kunkel – How to mute and unmute your phone to speak under Public Comment.

Al Bello – Requesting East Contra Costa Fire Protection District provide one report under Agency Reports.

AGENCY REPORTS:

- a. **Office of the Sheriff:** Lt. Johnson provided the activity report for the month of August. He also advised that going forward there is a path for citing people who hold parties in violation of the COVID regulations, and an update on the Holland Tract illegal operations.
- b. **California Highway Patrol:** Officer Donnie Thomas provided the activity report for the month of August.
Public Comment: Ms. Bollinger – speeding on Delta Road.
- c. **East Contra Costa Fire Protection District:** Battalion Chief Ross Macumber provided the activity report for the month of August. Director Steve Smith provided an update on the East Contra Costa Fire Board policies and activities.
Public Comment: Trish Bello-Kunkel – When are you selling Station 94?
- d. **Knightsen Town Community Services District:** Chair, Trish Bello-Kunkel reported the KTCSO discussed the Knightsen TAC Knightsen Wetlands Restoration Project presentation on 8/18/20 and Public Works Town Hall on 9/1/20.
- e. **Office of Supervisor Diane Burgis:** Lea Castleberry, Deputy Chief of Staff provided an update on the Census 2020; Knightsen Community Clean-Up on October 17, 2020 from 8am – noon.

CONSENT ITEMS:

- a. **Approval of the Record of Actions from August 18, 2020:** Motion to approve the draft record of actions as presented made by Vice Chair Steudle. Second made by Councilmember Jehs. Motion carried: 5-0. AYES: Allsup, Carone, Jehs, Reyna and Steudle.

PRESENTATIONS:

- a. **Update on Covid-19 for Contra Costa County:** Lea Castleberry, Office of Supervisor Diane Burgis provided an update on Covid-19 and Shelter-In-Place Order for Contra Costa County.

ITEMS FOR DISCUSSION AND/OR ACTION:

- a. **Proposed Knightsen Wetlands Project:** Lea Castleberry, Office of Supervisor Diane Burgis opened the item with an overview of the project that was provided by Abby Fateman from the East Contra Costa County Habitat Conservancy (ECCCCHC) at the August 18, 2020 Knightsen TAC meeting. The project being considered before the board is in the concept phase. It is not a defined project. There are still many studies, data development and investigations that need to be completed. This meeting record is provided pursuant to Better Government Ordinance 95-6, Article 25-2.205(d) of the Contra Costa County Ordinance Code.

take place to inform the project design. There would also be the opportunity for the community to review the studies and provide input before this project can be fully developed. Supervisor Burgis has concerns with the board taking a position on a proposed project when the project development is ongoing. There is nothing defined before the board. The Supervisor feels it would be more prudent for the board to take the opportunity before you to engage in the process, help define what you think this project should be, and then when there is a defined project, consider taking a position on the project.

Public Comment:

Roger Cuddle – requesting more research and facts in regards to flooding.

Mark Whitlock – The board should not vote on a project that is still being defined.

Gil Sommerhalder – Property should be kept as farm land.

Paul Kunkel – Requesting the KTAC board to take a position; the project is not worth the risk and money spent and opposes the project.

Mr. Galloway – Has lived in Knightsen since 1956 and sees no benefit to the people.

James Dean – What is the purpose of the project; seems like more negatives than positives.

Anne Marie – No support for this project; no benefit to the community and serious risks.

Al Bello – Lived in Knightsen for 82 years and nothing but falsified documents.

Sandra Maxfield – Hydrologist by profession and does not see good judgement being used in science.

Dave Burnell – Oppose Wetlands; too risky and is worried about septic tanks and wells.

Ms. Bollinger – Not enough information; too many risks.

Mike Sloam – wants people's voices heard.

Carolyn Steen – Lives on Eagle Lane. Concerns – traffic, road impacts, parking, septic and well concerns and impacts to flood insurance.

Marabelle Ortum- Just learned about the project today and is very concerned.

Evelyn – Against project. Nature not water.

Lloyd Galloway – Is Mr. Nunn involved in this project?

Item brought back to the board. Vice Chair Steudle - there are still on-going studies to show possible impacts and would prefer to make an educated decision when the project is more defined. Councilmember Reyna – not sure a position is necessary, but hearing the community is not for the project. Hasn't heard any support. Reyna doesn't have a position but feels it's the responsibility of the board to relay the community's feedback. Councilmember Allsup – Doesn't feel the board needs to take a position but rather hear the opposition to this project and provide that feedback. Councilmember Jehs – Asked ECCCHC what additional research is needed and how long till complete. ECCCHC said there are ongoing studies and soil work to be performed that week; and the infrastructure is in place to analyze the data. Jehs has concerns over what the property could be if this project wasn't in place. Chair Carone – Concerns with urban growth extending into the small community. KTAC doesn't have power to stop the project, but they have the ability to provide input. Concerns of the community are valid. The KTCSD was the perfect mechanism to make the project perfect. Motion for the board to abstain from a position but present the spoken concerns "recorded above" to the District Supervisor made by Councilmember Reyna. Second made by Vice Chair Steudle. Motion carried: 4-1. AYES: Allsup, Jehs, Reyna and Steudle. OPPOSE: Carone.

- b. Update on Downtown Knightsen Beautification:** Vice Chair Steudle provided an update on the lightning and landscaping.

Public Comment:

Trish Bellow-Kunkel – what is the long-term funding?

Bonnie – Requested an overview of the project and volunteers.

COMMITTEE REPORTS/MEMBER REPORTS

- a. Code Enforcement:** No Report

CORRESPONDANCE/ANNOUNCEMENTS

- a.** R-08/13/20 County Planning Commission Cancellation Notice for August 26, 2020
- b.** R-09/01/20 Contra Costa County Zoning Administrator Agenda for September 9, 2020
- c.** R-09/10/20 County Planning Commission Cancellation Notice for September 23, 2020

FUTURE AGENDA ITEMS

- a.** Discuss Community Events (Chair Kim Carone)

ADJOURNMENT

There being no further business before the Knightsen Town Advisory Council, Chair Carone adjourned the meeting at 10:17pm. The next regularly scheduled Knightsen Town Advisory Council meeting on October 20, 2020 at 7:30p.m. and location to be determined due to Covid-19.

RECEIVED

August 19, 2020

AUG 19 2020

Kim Carone

Chairperson, Knightsen Town Advisory Council

BY: _____

Dear Ms. Carone:

I am writing in follow-up to the KTAC meeting held on Tuesday, August 18th. During that meeting when item 6A, "Knightsen Wetlands Restoration Project," came up you introduced the subject saying that public comment on the item would be limited to "questions" only and that the Council would discuss the item first then questions would be taken from the public.

I noted that your instructions were contrary to KTAC's own policy as expressed under item 3 on your agenda. Your policy states, "Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agenda item, the hearing can be closed by the Chair and the matter is subject to discussion and action by the TAC."

I attempted to interject, clearly stating that I had a "point of order" to address. You immediately cut me off. I tried to explain that I was interjecting because a point of order needed to be made that you were not following your own policy. You immediately instructed staff to mute my phone.

I was making a good faith effort to help you avoid making two very serious mistakes with regard to how you run your meetings consistent with your own policy: 1) Your policy makes it clear that comments from the public will be considered before the Council discusses the item; and, 2) Your policy (and State Law) make it clear that members of the public can "comment" on any agenda item. "Comment" is a very broad term encompassing far more than mere "questions." In all cases, the public has the right to do more than merely ask questions. Comment includes a wide range of things including expressing opinions and the public has the right to make comments that support or oppose any agenda item.

Your statement that public comment would be limited to questions only, was a clear violation of your constituents' rights to free speech. I wanted to make sure you didn't step in that pile, but instead you immediately stifled me. Fortunately, later in the meeting you did open public discussion to more than just questions. I can only surmise that off-line someone else alerted you to the error.

I was not being disruptive to your meeting. I was trying to make a very legitimate and important point and I was deprived of my free speech right to do so. For me the entire situation was frustrating, aggravating as well as sort of embarrassing (I think for both of us).

I have done research of these matters and in the State of California, both the Bagley-Keene Act and the Brown Act protect citizens' rights to comment. Under both Acts, a body must provide an opportunity for members of the public to directly address each agenda item under consideration by the body either before or during the body's discussion.

I also researched what constitutes a "disruption" sufficient to silence a meeting participant. There seems to be extensive case law on the subject and the "bar" with regard to what constitutes a "disruption" is very, very high which is logical considering the "free speech" aspects. Certainly, trying to raise a point of order to address the fact the meeting Chair is violating his/her own meeting policy is not a "disruption" that merits silencing and deprivation of a person's free speech rights.

Please also note, that public comment is allowed on "all" agenda items, including "Agency Reports." I noted that you did not call for public comment regarding the agency reports and I know that during past meetings you have attempted to stifle public comment on them. This also represents a violation of our free speech rights.

I suggest you do some research of your own in order to avoid any future violations of your own policies, or the law with regard to the operation of your meetings.

Lastly, I would also like to share with you that the incident last night put further focus on long held perspectives that people have about KTAC. I have spoken to a lot of people and I know you have heard people comment in your meetings that KTAC is not responsive to community members. KTAC's focus seems to be on ancillary issues like downtown beautification and community potlucks, not on the matters that residents have repeatedly told you they are really concerned about like dumping, noisy late night parties, marijuana and, of course, the proposed wetlands. In December 2019 you were presented with a petition signed by MANY Knightsen residents about the proposed wetlands. Knightsen residents asked you to consider the petition and take a position on the wetlands. To date that hasn't happened. (I now understand it is finally being put on next month's agenda which I consider very good news).

My fear is the current KTAC board is heading down the errant path taken by past KTAC boards. Many longtime residents have told me that years ago, they became frustrated with KTAC because they felt KTAC was unresponsive to community concerns. Some people just stopped attending meetings a long time ago.

You know very well, that some members of the prior board (when membership of KTCSD and KTAC were identical) faced a great deal of criticism from the community for not being responsive. In their KTCSD role, they too received a petition signed by a very large number of Knightsen residents. Chair Steve Ohmstede outright refused to even acknowledge the petition. The KTCSD tax was quadrupled and there was an immediate public outcry and people began attending their meetings in large numbers, but community concerns were largely ignored. Meeting attendees repeatedly said that it was like they (the board) acted like we aren't even here.

I acknowledge you were the only person on that board who was responsive to some community concerns. You realized the tax increase was too massive and you voted against it. You acknowledged that the increase was too much too quickly and you acknowledged that the board could have done a better job with regard to communication. You took the initiative to have the tax lowered. I think you should have lowered it more, but I acknowledged it was a step in the right direction and I thanked you for it.

I respect the right of KTAC board members to make decisions that they believe are best for Knightsen, even if others think they are wrong. What I cannot fathom is a board that is unresponsive to the priorities and concerns of residents and that doesn't listen and doesn't respect and honor community input. I want this KTAC board to be successful and I trust that can happen.

Sincerely,

Paul Kunkel
Resident of Knightsen

Subject: 2-28-2020 response to KTCSD

Date: Tuesday, September 15, 2020 at 10:04:25 PM Pacific Daylight Time

From: Abigail Fateman

To: Lea Castleberry

Hi Lea –

I uploaded the response to questions from the KTCSD that the Habitat Conservancy provided on 2-28-2020. These are the questions that Karin requested.

<https://cocodcd.egnyte.com/fl/Ej9gL7BZOX>

Please let me know if you have difficulty downloading this document. It is ok to share this with the KTAC. But if you need to post/share with the community this link will expire in a month—and new can find a differnet way to make the memo available.

Abby

Due to the shelter in place order issued by the County Health Officer (Order) on March 16, 2020, all offices of the Department of Conservation and Development are closed to the public until further notice. We continue to work to operate County programs and provide public services to the best of our ability within the constraints of the Order and while deploying staff to support the County's emergency operations. Please click [here](#) for a current summary of our Department's modified operations.

Abigail Fateman

Executive Director, East Contra Costa County Habitat Conservancy
Contra Costa County, Department of Conservation and Development

30 Muir Road

Martinez, CA 94553

Phone: (925) 674-7820

Email: Abigail.Fateman@dcd.cccounty.us

RECEIVED

SEP 17 2020

BY: _____

September 17, 2020

Kim Carone
Chair, Knightsen Town Advisory Council
Office of Supervisor Diane Burgis
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513

Sent via both regular and
electronic mail

Dear Chairperson Carone,

I am writing to share a few comments and observations about the KTAC meeting on September 15th. I ask that this letter be placed under Correspondence on your next meeting agenda and I ask that this letter be included in the agenda materials for your next meeting.

First of all, I applaud you and Lea Castleberry for how you ran the Zoom meeting. From a technical and procedural standpoint it went extremely well. You had a very large audience, but everyone was seemingly able to access the meeting. With 50+ participants it was quite a feat. You provided everyone ample time to un-mute themselves and to speak.

I also want to comment about your opening statement about KTAC council members being volunteers and about everyone being respectful during the meeting. I appreciate that none of the council members are paid and I also appreciate everyone being respectful and courteous during meetings. But I hope you understand that when meetings have gotten a bit "heated" in the past, it was usually because community members felt that they were not being listened to and that their opinions were being ignored.

The members of KTCSD are also volunteers. I've been attending all the KTCSD meetings since the new board was elected in 2018 and the near universal feedback I've heard from community members is that they believe the KTCSD board members listen to them, carefully consider their feedback and represent the interests of residents who attend their meetings. It's amazing to me what they can do without any staff support. I think last night you did a good job of emulating how KTCSD conducts their meetings.

I very much appreciate the 4 – 1 vote KTAC took last night to represent the community's opposition to the proposed Knightsen Wetlands Project, in writing, to the Board of Supervisors. I think Councilmember Karen Reyna's motion was a perfect way to represent the clear interests of your constituents taking into account the council members' reluctance to have the KTAC council itself vote on a position. I'm sorry that the vote wasn't unanimous. Frankly, I don't understand a "no" vote on a motion to simply let the Board of Supervisors know what all the residents attending the meeting communicated. Everyone expressed concern about the proposed wetlands. The only person who expressed support for the proposed wetlands lives in Bethel Island and is a volunteer "ambassador" for Supervisor Burgis.

I am very concerned however about the discussion that ensued regarding "how" the community's opposition would be communicated in writing. Lea Castleberry seemed perplexed and stated something about drafting a letter on Supervisor Burgis' letterhead to Supervisor Burgis??? Both you and Lea seemed extremely reluctant to put the Council's decision in writing and I believe a mountain was

being made out of what is really a very simple mole hill. Your fellow Council members made it clear they want the decision documented appropriately.

I've been researching both the County's Advisory Body Handbook and the County's Municipal Advisory Council (MAC) policies for information that may be of assistance with regard to communicating KTAC's decision, in writing, to the Board of Supervisors. Additionally, the Handbook offers information about documenting the decision in order to satisfy your Council members (and the community's) demands for documentation.

Here's some interesting and I believe helpful information I found:

- 1) Section III.C of the Advisory Body Handbook addresses, "What does the Chair of the Advisory Body do?" One of your roles is, "acts as the head of the advisory body and is the official spokesperson for the body." I understand that you disagree with KTAC's action as you were the sole "no" vote on the motion. However, I know you understand that as Chair you have an obligation to represent KTAC's decisions and it is your responsibility to communicate the decision.
- 2) Section 11 of the MAC policies addresses, "MAC External Communications and Representations." As you know, this section states, "MACs advise the Board of Supervisors on land use and planning matters affecting their communities of interest and may represent their communities before the Board of Supervisors on issues such as land use, planning, and zoning." This section goes on to state, "MACs may advise the Board of Supervisors on services which are or may be provided to the community by Contra Costa County or other government agencies." "MACs may also provide input and reports to the Board, County staff or any County hearing body on issues of concern to the community."

Under section 11 recommendations are offered regarding how MACs can communicate. One option is to have your own letterhead. "On any business cards, letterhead, or printed material from the MAC, the MAC should be identified as an advisory body to the Board of Supervisors, and the contact information for the District Supervisor should be included."

So, my recommendation in this regard is that if you don't presently have letterhead for KTAC, that you produce letterhead for the purpose of putting KTAC's decision in writing to the Board of Supervisors as directed by your Council members. Your agenda heading has all the information you need for a letterhead. It has "Knightsen Town Advisory Council", it has the names of Council members, it has Supervisor Burgis contact information and it has the County Seal...voila!

- 3) With regard to ensuring that the KTAC's decision is properly documented in accordance with your Council members' wishes, Section V.I of the Advisory Board Handbook, "How are advisory body records stored at the Office of the Clerk of the Board (of Supervisors)," offers guidance. It states, "It is important that...letters to a quorum of the Board of Supervisors...be sent to the Office of the Clerk of the Board. Duplicates of these documents should be kept by the advisory body staff in the body's public records."

So, in order to ensure the Council's decision is properly documented and recorded in the public record, your letter to the Board of Supervisors should be filed with the Clerk of the Board and a copy retained by KTAC.

Lastly, I was very concerned about a statement you made very late in the meeting Tuesday night. When you got to "Future Agenda Items," to paraphrase you said, "Let's get back to our primary role...discussing community events." Your inference was that the very important discussion about the proposed wetlands project was not KTAC's primary role. That is simply not the case. Important items such as the proposed wetlands, pot farms, dumping, noisy parties, etc. are what is important to the community and spot on what KTAC's primary role is. I've never heard anyone say, "I really wish KTAC would hold good parties!"

Again, I refer you again to both the Advisory Board Handbook and the MAC policies that both state, "The councils hold public meetings, survey community opinion and speak for the community to the board of supervisors. The most common subject of activity is land-use planning."

I believe based upon last night's meeting that the KTAC is making great strides towards achieving the goal of surveying public opinion and speaking for the community to the Board of Supervisors.

Sincerely,

Paul Kunkel
Resident of Knightsen

Cc: Andrew Steudle, Vice Chair
Debbie Allsup, Council Member
Maria Jehs, Council Member
Karen Reyna, Council Member
Lea Castleberry, Deputy Chief of Staff

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, SEPTEMBER 21, 2020

30 MUIR ROAD
MARTINEZ, CA 94553

RECEIVED

SEP 15 2020

BY: _____

1:30 P.M.

To slow the spread of COVID-19, the Health Officer's Shelter Order of June 16, 2020, prevents public gatherings. In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT <https://cccounvty-us.zoom.us/j/95652096620>

Meeting ID: 956 5209 6620

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application.

PERSONS WHO WISH TO ADDRESS THE ZONING ADMINISTRATOR DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE OR DURING THE MEETING BY EMAIL AT planninghearing@dcd.cccounty.us OR BY VOICEMAIL AT (925) 674-7792.

All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

If you wish to view the meeting only, but not participate, the meeting can be viewed at http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:

2. LAND USE PERMIT: PUBLIC HEARING

- 2a. SGI RETAIL, LLC (Applicant) – SPM PROPERTIES, INC (Owner), County File #LP20-2003: The applicant requests approval of a land use permit/development plan combination to establish a cannabis dispensary, with delivery, within an existing building. The dispensary will occupy 5,162 square feet of the existing 20,000 square-foot multi-tenant building. Approval of a land use permit to allow an accessory sign over fifty square feet in area is also requested for an existing monument sign as well as a modification to the sign guidelines approved as part of DP08-3024 for three new wall mounted signs. The subject property is located at 5753 Pacheco Boulevard in the Pacheco area. (Zoning: R-B, Retail Business District (R-B)) (APN: 125-032-031) FA Staff Report
- 2b. GLOBAL SIGNAL ACQUISITIONS III, LLC (Applicant) - CPM PITTSBURG, LLC (Owner), County File #LP20-2026: This is an application for a Land Use Permit for the renewal of County Files #LP10-2077 and LP11-2005 to allow the continued operation of existing Verizon and Sprint wireless telecommunication facilities, co-located on an existing 65-foot-tall monopole. No modifications to the existing facilities are proposed. The subject property is located at 385 Pittsburg Avenue in the unincorporated Richmond area. (Zoning: North Richmond Planned Unit District (P-1)) (APN: 408-190-046) MM Staff Report

- 2c. BENJAMIN RODRIGUEZ (Applicant) - THE ATHENIAN SCHOOL (Owner), County File #LP20-2033: This is an application for a Land Use Permit to modify County File #LP98-2084 to allow four temporary portable classrooms at the Athenian School to facilitate smaller classroom size requirements during the ongoing COVID-19 pandemic. The project does not involve the increase in student enrollment or capacity. The subject property is located at 2100 Mt. Diablo Scenic Blvd. in the unincorporated Danville area. (Zoning: General Agricultural District (A-2)) (APN: 203-150-002) MM Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 5, 2020.

RECEIVED

SEP 30 2020

CANCELLED

BY: _____

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, SEPTEMBER 30, 2020
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553**

CHAIR: Rand Swenson
VICE-CHAIR: Kevin Van Buskirk
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bhupen Amin, Bob Mankin, Ross Hillesheim

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

To slow the spread of COVID-19, the Health Officer's Order of September 14, 2020, prevents public gatherings. In lieu of a public gathering, the County Planning Commission meeting will be accessible via live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20.

Commission meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT

<https://cccounlty-us.zoom.us/j/91042592306>

Meeting ID: ID: 910 4259 2306

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application. If you need assistance with your audio, please dial 888-796-6118. If you need assistance with your online access, please dial 888-793-6118.

PERSONS WHO WISH TO ADDRESS THE COMMISSION DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

**PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE THE MEETING BY EMAIL AT
planninghearing@dcd.cccounty.us.**

All commenters will be limited to three (3) minutes each. Comments submitted by email will be included in the record of the meeting but will not be read aloud during the meeting. The Commission Chair may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

**** 6:30 P.M. ****

1. PUBLIC COMMENTS:
2. GENERAL PLAN AMENDMENT: PUBLIC HEARING
- 2a. ITEM TO BE RESCHEDULED

FT LAND LLC. (Applicant) – FT LAND LLC, MEACH LLC, BI LAND LLC, TH LAND LLC, and SAN RAMON VALLEY UNIFIED SCHOOL DISTRICT (Owners) – County File #GP07-0009. The proposed Tassajara Parks project is a 125-unit single-family residential development. The project applicant requests an amendment to the County General Plan to modify the boundary of the Urban Limit Line by way of placing a 30-acre area along the eastern boundary of the Tassajara Hills Elementary School property within the Urban Limit Line. The project applicant also requests map amendments to the Land Use Element of the General Plan to change the land use designation of the project site from Agricultural Lands (AL) to Single-Family

Residential High Density (SH), Parks and Recreation (PR), and Public/Semi-Public (PS). The project site is a 771-acre area comprised of four parcels located along Camino Tassajara at the eastern boundaries of unincorporated Danville and the City of San Ramon. [Zoning: Exclusive Agricultural (A-80), APNs: 220-100-023, 206-030-065, 223-020-018, 223-020-021] ST Staff Report

3. REZONING: PUBLIC HEARING

3a. ITEM TO BE RESCHEDULED

FT LAND LLC, (Applicant) – FT LAND LLC, MEACH LLC, BI LAND LLC, TH, LAND LLC, and SAN RAMON VALLEY UNIFIED SCHOOL DISTRICT (Owners) – County File #RZ09-3212. The proposed Tassajara Parks project is a 125-unit single-family residential development. The project applicant requests to rezone the project site from an Exclusive Agricultural (A-80) district to a project-specific Planned Unit (P-1) district. The project site is a 771-acre area comprised of four parcels located along Camino Tassajara at the eastern boundaries of unincorporated Danville and the City of San Ramon. [Zoning: Exclusive Agricultural (A-80), APNs: 220-100-023, 206-030-065, 223-020-018, 223-020-021] ST Staff Report

4. SUBDIVISION: PUBLIC HEARING

4a. ITEM TO BE RESCHEDULED

FT LAND LLC, (Applicant) – FT LAND LLC, MEACH LLC, BI LAND LLC, TH, LAND LLC, and SAN RAMON VALLEY UNIFIED SCHOOL DISTRICT (Owners) – County File #SD10-9280. The proposed Tassajara Parks project is a 125-unit single-family residential development. The project applicant requests approval of a vesting tentative map to subdivide the project site into 125 single-family residential lots, as well as various open space and special use parcels. The project applicant also requests approval of exceptions to the following provisions of Title-9 (Subdivisions): 1) frontage improvements and pavement widening; 2) street lights within one mile of an existing school; 3) frontage improvements on the side or sides of the roadway adjacent to a subdivision; 4) sidewalks within one mile of an existing school; 5) placement of overhead utility distribution facilities underground; and 6) collect and convey drainage standards. The project site is a 771-acre area comprised of four parcels located along Camino Tassajara at the eastern boundaries of unincorporated Danville and the City of San Ramon. [Zoning: Exclusive Agricultural (A-80), APNs: 220-100-023, 206-030-065, 223-020-018, 223-020-021] ST Staff Report

5. DEVELOPMENT PLAN: PUBLIC HEARING

5a. ITEM TO BE RESCHEDULED

FT LAND LLC, (Applicant) – FT LAND LLC, MEACH LLC, BI LAND LLC, TH, LAND LLC, and SAN RAMON VALLEY UNIFIED SCHOOL DISTRICT (Owners) – County File #DP10-3008. The proposed Tassajara Parks project is a 125-unit single-family residential development. The project applicant requests approval of a Preliminary and Final Development Plan to allow: 1) development of 125 single-family residential lots; 2) roadway and infrastructure improvements; 3) grading activities of approximately 300,000 cubic yards for site preparation and mitigation of landslide hazards; and 4) offsite circulation improvements at the Tassajara Hills Elementary School parking lot. The project also includes a: 5) request for a Tree Permit to remove up to 19 code-protected trees; 6) a proposed Development Agreement between Contra Costa County and FT Land LLC, and 7) a Preservation Agreement between Contra Costa County, the City of San Ramon, and the East Bay Regional Park District. The project site is a 771-acre area comprised of four parcels located along Camino Tassajara at the eastern boundaries of unincorporated Danville and the City of San Ramon. [Zoning: Exclusive Agricultural (A-80), APNs: 220-100-023, 206-030-065, 223-020-018, 223-020-021] ST Staff Report

6. CEQA CONSIDERATION:

6a. ITEM TO BE RESCHEDULED

FT LAND LLC, (Applicant) – FT LAND LLC, MEACH LLC, BI LAND LLC, TH, LAND LLC, and SAN RAMON VALLEY UNIFIED SCHOOL DISTRICT (Owners) – For the purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), a Final Environmental Impact Report (EIR)

for the Tassajara Parks Project was published and distributed on September 14, 2020. The County Planning Commission will make a recommendation to the County Board of Supervisors regarding certification of the EIR and adoption of related findings. The project site is a 771-acre area comprised of four parcels located along Camino Tassajara at the eastern boundaries of unincorporated Danville and the City of San Ramon. [Zoning: Exclusive Agricultural (A-80), APNs: 220-100-023, 206-030-065, 223-020-018, 223-020-021] ST

7. STAFF REPORT:
8. COMMISSIONERS' COMMENTS:
9. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, OCTOBER 14, 2020.

RECEIVED

SEP 29 2020

~ REVISED ~
CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, OCTOBER 5, 2020
30 MUIR ROAD
MARTINEZ, CA 94553

1:30 P.M.

To slow the spread of COVID-19, the Health Officer's Shelter Order of September 14, 2020, prevents public gatherings. In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT:

<https://cccouny-us.zoom.us/j/95352837262>

Meeting ID: 953 5283 7262

Or Telephone:
Dial:

USA 888 278 0254 US Toll-free

Conference code: 198675 ##

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application.

PERSONS WHO WISH TO ADDRESS THE ZONING ADMINISTRATOR DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

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planninghearing@dcd.cccounty.us

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If you wish to view the meeting only, but not participate, the meeting can be viewed at
http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:

2. LAND USE PERMIT: PUBLIC HEARING

- 2a. G3 ENTERPRISES INC. (Applicant & Owner); County File #LP18-2030: This is a request to modify Land Use Permit #LP2078-91 for an existing sand mine. This action will provide an amended land use permit and conditions of approval for both the existing Byron Sand Mine site and the proposed Maria South mining addition. The existing permitted Byron Sand Mine operations encompass approximately 1,367 acres, with

966 acres owned by G3 Enterprises and 401 acres leased from adjacent landowners. The project would amend Land Use Permit #LP2078-91 to include and permit mine operations on the proposed Maria South quarry site. The proposed Maria South quarry would add 80 acres to the Byron Sand Mine for sand excavation on 15 acres of the project site adjacent to the existing, operational Evo-East quarry, thus expanding the approved Evo-East pit to the southeast, creating a single 50-acre contiguous quarry footprint. An additional 5 acres is proposed for storage of topsoil and overburden to be used for future reclamation activities. The project would also create a new 60-acre conservation easement. Mined sand will be quarried with scrapers or excavators/haul trucks, transported to the existing feed hopper at the Evo-East pit where it will be combined with water and converted to slurry. The sand slurry would then be hydraulically transported to the Byron Sand Mine processing plant, and ultimately transported from the facility by truck to customers in the same manner as sand currently being mined. There will be no increase in daily or annual truck traffic, nor will the project increase the number of employees working at the site. The project will have no effect on the hours of operation at the facility. Proposed mining operations for the Maria South Amendment will be consistent with existing operations and would result in no increase in daily or annual mine throughput. Compared to the existing entitlements, the primary change would be a 20-acre increase in disturbed area and an approximately six-year extension in the Byron Sand Mine's current operational life. Whereas the existing land use permit specifies an expiration date of 2026 for mining operations at the Byron Sand Mine, the County no longer imposes expiration dates on land use permits. Land use entitlements run with the land until the use is discontinued. Based on the estimated volume of available sand material on the Maria South site (estimated 6-year reserve) in addition to the available material currently being mined (estimated 8-year reserve), overall mining operations at the Byron Sand Mine would be extended by approximately 14 years with approval of the proposed Project. The project site is located at 1300 Camino Diablo in Byron, CA (APN: 002-200-022, 003-160-007, 003-160-001, 003-150-005, 003-060-005, 003-050-006, 003-050-010, 003-050-005, 003-050-003, 003-150-004, 003-160-003) (Zoning: (A-3) Heavy Agricultural District & (A-4) Agricultural Preserve District) GK Staff Report

- 2b. G3 ENTERPRISES INC. (Applicant & Owner); County File #LP18-2031: This is a request to amend the reclamation plan for the existing Byron Sand Mine to include the proposed Maria South mining addition. This action will provide an integrated mine reclamation plan for both the existing Byron Sand Mine site and the proposed Maria South mining expansion. The project would amend the current Byron Sand Mine reclamation plan to include mining operations on the proposed Maria South quarry site. The project site is located at 1300 Camino Diablo in Byron, CA (APN: 002-200-022, 003-160-007, 003-160-001, 003-150-005, 003-060-005, 003-050-006, 003-050-010, 003-050-005, 003-050-003, 003-150-004, 003-160-003) (Zoning: (A-3) Heavy Agricultural District & (A-4) Agricultural Preserve District) GK Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 19, 2020.

SEP 28 2020

NOTICE OF A
PUBLIC HEARING

BY: _____

On MONDAY, OCTOBER 5, 2020, at 1:30 p.m., the Contra Costa County Zoning Administrator will hold a public hearing to consider applications for a LAND USE PERMIT as described below.

G3 ENTERPRISES INC. (APPLICANT & OWNER); COUNTY FILES LP18-2030 & LP18-2031: The proposed project will modify Land Use Permit #LP2078-91 and reclamation plan for an existing sand mine. This action will provide an amended land use permit, conditions of approval, and an integrated mine reclamation plan for both the exiting Byron Sand Mine site and the proposed Maria South addition. The existing permitted Byron Sand Mine operations encompass approximately 1,367 acres, with 966 acres owned by G3 Enterprises and 401 acres leased from adjacent landowners. The project would amend Land Use Permit #LP2078-91 and the Byron Mine Reclamation Plan to include and permit mine operations on the proposed Maria South quarry site. The proposed Maria South quarry would add 80 acres to the Byron Sand Mine for sand excavation on 15 acres of the project site adjacent to the existing, operational Evo-East quarry, thus expanding the approved Evo-East pit to the southeast, creating a single 50-acre contiguous quarry footprint. An additional 5 acres is proposed for storage of topsoil and overburden to be used for future reclamation activities. The project would also create a new 60-acre conservation easement. Mined sand will be quarried with scrapers or excavators/haul trucks, transported to the existing feed hopper at the Evo-East pit where it will be combined with water and converted to slurry. The sand slurry would then be hydraulically transported to the Byron Sand Mine processing plant, and ultimately transported from the facility by truck to customers in the same manner as sand currently being mined. There will be no increase in daily or annual truck traffic, nor will the project increase the number of employees working at the site. The project will have no effect on the hours of operation at the facility. Proposed mining operations for the Maria South Amendment will be consistent with existing operations and would result in no increase in daily or annual mine throughput. Compared to the existing entitlements, the primary change would be a 20-acre increase in disturbed area and an approximately six-year extension in the Byron Sand Mine's current operational life. Whereas the existing land use permit specifies an expiration date of 2026 for mining operations at the Byron Sand Mine, the County no longer imposes expiration dates on land use permits. Land use entitlements run with the land until the use is discontinued. Based on the estimated volume of available sand material on the Maria South site (estimated 6-year reserve) in addition to the available material currently being mined (estimated 8-year reserve), overall mining operations at the Byron Sand Mine would be extended by approximately 14 years with approval of the proposed Project. (APN: 002-200-022, 003-160-007, 003-160-001, 003-150-005, 003-060-005, 003-050-006, 003-050-010, 003-050-005, 003-050-003, 003-150-004, 003-160-003) (Zoning: (A-3) Heavy Agricultural District & (A-4) Agricultural Preserve District)

To slow the spread of COVID-19, the County Health Officer's Shelter Order of September 14, 2020, prevents public gatherings. In lieu of a public gathering, the County Zoning Administrator meeting will be accessible via live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20. Members of the public can view and listen to the meeting via Contra Costa County Streaming Media Service, which can be found at: https://contra-costa.granicus.com/ViewPublisher.php?view_id=13

Persons who wish to address the Zoning Administrator may submit public comments before or during the hearing via email to planninghearing@dcd.cccounty.us. The meeting agenda posted prior to the August 3, 2020 Zoning Administrator meeting will provide additional information to members of the public as to how they may submit public comments. The meeting agenda will be posted not later than 96 hours prior to the start of the meeting and will be available at: <https://www.contracosta.ca.gov/4328/Zoning-Administrator>

For further details, contact the Contra Costa County Department of Conservation, at 925-674-7799 or Gary.Kupp@dcd.cccounty.us

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

John Kopchik, Director
Department of Conservation and Development

RECEIVED

OCT - 5 2020

~ CANCELLED ~ BY: _____

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY OCTOBER 14, 2020
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553**

CHAIR: Rand Swenson
VICE-CHAIR: Kevin Van Buskirk
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bhupen Amin, Bob Mankin, Ross Hillesheim

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

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Commission meetings can be accessed live either online or by telephone. ACCESS THE MEETING LIVE ONLINE AT
<https://cccourtty-us.zoom.us/j/99006842820>

Meeting ID: 990 0684 2820

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application. If you need assistance with your All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting audio, please dial 888-796-6118. If you need assistance with your online access, please dial 888-793-6118.

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. The Commission Chair may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

**** 6:30 P.M. ****

1. PUBLIC COMMENTS:
2. STAFF REPORT:
3. COMMISSIONERS' COMMENTS:
4. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, OCTOBER 28, 2020.

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, OCTOBER 19, 2020

30 MUIR ROAD

MARTINEZ, CA 94553

RECEIVED

OCT 13 2020

1:30 P.M.

BY: _____

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Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT:

Please click the link below to join the webinar:

<https://cccouny-us.zoom.us/j/94216953769>

Meeting ID: 942 1695 3769

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

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1. PUBLIC COMMENTS:

2. LAND USE PERMIT: PUBLIC HEARING

2a. RICHARD LARSON (Applicant) - THE DOUBLE AA CORPORATION (Owner), County File #LP20-2036: The applicant requests approval of a Land Use Permit/Development Plan combination to convert an existing Valero service station building to a convenience store and a take-out food restaurant, and construct a 1,321-square-foot addition to include a Reach-In cooler box, an utility room, and a self-serve drive thru car wash. The project also includes an exception request to the Title 9 requirements to Collect and Convey. The subject property is located at 16400 San Pablo Avenue in the unincorporated San Pablo area of the County. (Zoning: Planned Unit District (P-1)) (APN: 403-211-001) DV Staff Report

- 2b. OSCAR BURROLA JR (Applicant) – ISRAEL MARTINEZ (Owner), County File #LP20-2005: The applicant requests approval of a land use permit to establish a vertically integrated cannabis business, including cultivation, manufacturing, and distribution within a 22,000 sq. ft. expanded agricultural processing facility. The subject property is located at 5930 Balfour Road in the Brentwood area. (Zoning: A-40, Exclusive Agricultural District (A-40)) (APN: 011-010-012) JL Staff Report
- 2c. HORIZON TOWER (Applicant) - DAVID & MARTHA CASTELLANOS (Owners), County File #LP20-2035: The applicant requests approval for a renewal of Land Use Permit #LP09-2033, to authorize the continued operation of an existing communications tower on the subject property. AT&T and T-Mobile are presently leasing space on the existing tower and could continue to operate at this location if this application is approved. No modifications to the existing facility are proposed with this application. The subject property is located at 17601 Marsh Creek Road in the unincorporated Brentwood Area. (Zoning: A-2 General Agricultural) (APN 007-030-047) AV Staff Report
- 2d. LISA BORBA (Applicant) - ROBERT NUNN (Owner), County File #LP20-2020: The applicant requests approval of a land use permit to establish a 10,000 sq. ft. commercial cannabis cultivation facility within an existing agricultural packing and warehousing operation. The subject property is located at 4425 Sellers Avenue in the Brentwood area. (Zoning: A-2 General Agricultural District (A-2)) (APN: 018-220-009) JL Staff Report
3. DEVELOPMENT PLAN: PUBLIC HEARING
- 3a. TIERNEY CONNER (Applicant) - HELEN LIU AND HILLEL ADESNIK (Owners), County File #DP20-3009: This is an application for a Kensington Design Review Development Plan for an approximately 604-square-foot master bedroom addition over the garage of the existing single-family residence that creates a gross floor area of 2,962 square feet, which exceeds the threshold of 2,700 square feet. The subject property is located at 300 Grizzly Peak Blvd. in the Kensington area. (Zoning: Single-Family Residential (R-6), Tree Obstruction of Views (-TOV), and Kensington (-K) Combining Districts) (APN: 570-223-001) MM Staff Report
- 3b. STAN NIELSEN (Applicant) - DOUGLAS R. EMERY & CYNTHIA L. CORDES (Owners), County File #DP20-3015: The applicant requests approval of a Development Plan/Kensington Design Review to allow the construction of interior and exterior improvements and a 104 square-foot addition to an existing residence that will result in a gross floor area that exceeds the 2,700-square-foot gross floor area threshold for the lot. The project also includes a variance request to legalize and allow expansion of an existing 3rd story configuration (where 2-1/2 stories is allowed). The project is located at 216 Trinity Avenue in the Kensington area. (Zoning: Single-Family Residential, R-6; -K, Kensington Combining District; and -TOV, Tree Obstruction of Views Combining District) (Assessor's Parcel Number: 570-152-006) SS Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 2, 2020.
